

### STRATEGIC CITY-OWNED PROPERTY PORTFOLIO

# 906 E St. Johns Ave/7211 N IH-35 Profile (District 4) Assemblage

### TWO TRACTS | SIZES:

Home Depot Tract: 13.7 acres Chrysler Tract: 5.3 acres

### **ACQUISITION FUNDING:**

**Public Safety Facilities Bond (2006)** 

#### **CURRENT CITY USE:**

**General Storage** 

#### **OPERATIONAL CONSTRAINT:**

Adjacent to City park



#### **ACCESS:**

CapMetro High Bus Frequency Network, IH-35

#### **ZONING:**

Public, formerly Limited Industrial, St. John/Colorado Hills, Combined Neighborhood Plan, Future land use map

#### **COUNCIL RESOLUTIONS:**

20171207-058: Evaluate for park, affordable housing, recreation, local business opportunities, place making 20190606-098: Contract with UT for Site Planning and Analysis

#### SITE ANALYSIS:

Environmental assessment, Appraisal (greater than one year old), Scenario development

#### **ORGANIZED STAKEHOLDERS:**

St. John Regular Baptist Association
St. John Neighborhood Association,
ftp://ftp.ci.austin.tx.us/npzd/Austingo/sjch-np.pdf

#### STATUS:

Phase III; See chart on back



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| PHASE I   | PHASE II   | PHASE III  | PHASE IV   | PHASE V  |
|---|--|--|--|--|
| RESEARCH  | COMMUNITY<br>INPUT<br>(3-6 months)                       | ANALYSIS<br>(6-9 months)                                 | CONTRACTING<br>(5-8 months)  | IMPLEMENTATION (MDA term)  |
| Market Context<br>Infrastructure Capacity<br>Legal and Regulatory<br>Conditions | Community Vision<br>Guiding Principles<br>Council Policy | Site Constraints  Market Opportunity  Preferred Scenario | Request for<br>Quals/Proposals<br>Selection<br>Agreement Negotiation | Construction<br>Management<br>Contract Compliance<br>Troubleshooting |
| Council update (Mem<br>- Tradeoffs<br>- Opportunities<br>- Barriers             | Council  | development  | Council briefing Appro-  | ouncil action: ve Term Sheet for and Development Agreement  (MDA)    |



# PROJECT LEAD: Mark Gilbert, AICP, HDFP Redevelopment Project Manager

Mark Gilbert is a Redevelopment Project Manager with the City of Austin Economic Development Department. Mark has represented public sector entities for over 10 years in the realm of site redevelopment, real estate portfolio management, and facility planning.